

CITY COPY

SHEET ONE OF TWO SHEETS

125/94

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP N° 20341

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP N°16229 AS SHOWN BY MAP ON FILE IN BOOK 115 OF PARCEL MAPS AT PAGES 40 AND 41 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SEPTEMBER, 1984

RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF September, 1984 AT 11:51 AM
IN BOOK 125 OF PARCEL MAPS AT PAGES 94+95 AT THE REQUEST OF THE CITY CLERK.

FEE \$800

WILLIAM E. CONERLY
COUNTY RECORDER

NO. 259716 BY: Santa Regan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INS. CO.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 30th DAY OF December, 1984 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED SEPTEMBER 20, 1984

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HUTTON ASSOCIATES IN SEPTEMBER, 1984. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Oct. 2, 1984 BY: John H. StAAF
JOHN H. STAAF L.S. 3481

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #2.

ELECTRIC FACILITIES
THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2.

EASEMENTS
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED December 3, 1984 BY: Fred Kray

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

- RIGHTS OF WAY OF THE RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER LINES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED December 3, 1984 BY: Fred Kray
DIRECTOR OF PUBLIC UTILITIES

POTENTIAL LIQUEFACTION CERTIFICATE

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUNDS SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

HUTTON / EXECUTIVES NO. 4, A CALIFORNIA LIMITED PARTNERSHIP BY HUTTON ASSOCIATES, A CALIFORNIA CORPORATION, AS GENERAL PARTNER.

Christopher J. Juhl PRES. Steph. L. Furbush SEC.

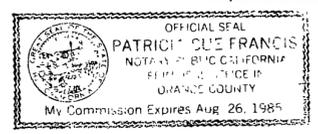
TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORP. AS TRUSTEE UNDER DEED REC'D. NOV 24, 1982 AS INSTR. NO. 208245 OF O.P. DIV. CO. CA.

Alan C. Moon VICE - PRES. R.G. Reid ASST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA] s.s.
COUNTY OF ORANGE

ON THIS 8 DAY OF November, 1984, BEFORE ME, PATRICIA LUE FRANCIS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTOPHER J. JUHL AND STEPHEN L. FURBUSH, (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF HUTTON ASSOCIATES, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF HUTTON/EXECUTIVES NO. 4, THE LIMITED PARTNERSHIP THAT EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.
MY COMMISSION EXPIRES 8/26/85 WITNESS MY HAND AND OFFICIAL SEAL.

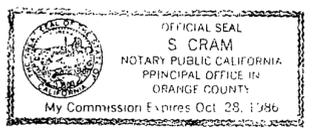


Patricia Lue Francis
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA] s.s.
COUNTY OF ORANGE

ON THIS 21st DAY OF November, 1984, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HERBERT C. MOON AND R.G. REID, (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES 10/28/86 WITNESS MY HAND AND OFFICIAL SEAL.



S. Cram
NOTARY PUBLIC IN AND FOR SAID STATE

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED November 30, 1984

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Mano R. Torres

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED _____, 19__

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Nov. 30, 1984

H. E. BREWER
CITY TREASURER

BY: H.E. Brewer

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66420 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT BE PLACED INTO FEE:

- CITY OF RIVERSIDE, IN INSTR. RECORDED JULY 18, 1980 AS INSTR. NO. 13213 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF. EASEMENT IS FOR SANITARY SEWER AND PUBLIC UTILITIES.
- CITY OF RIVERSIDE, 12' STORM DRAIN EASEMENT DEDICATED ON PARCEL MAP 10223 AS SHOWN BY MAP ON FILE IN BOOK 115 OF PARCEL MAPS AT PAGES 40 AND 41 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, 5' TREE PLANTING EASEMENT DEDICATED ON PARCEL MAP 10223 AS SHOWN BY MAP ON FILE IN BOOK 115 OF PARCEL MAPS AT PAGES 40 AND 41 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARKS DEPARTMENT NOTE

STREET TREES WILL BE REQUIRED AT SUCH TIME AS ADJACENT PROPERTY DEVELOPERS.

P.M.B. 125/94

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